

Board of Supervisors Development Process Committee

February 13, 2018

Government Center Conference Room 11

Board of Supervisors (Board) Members Present:

Sharon Bulova, Chairman
Penelope Gross, Mason District (Vice Chairman)
John Cook, Braddock District
John Foust, Dranesville District
Pat Herrity, Springfield District
Jeff McKay, Lee District
Catherine Hudgins, Hunter Mill District
Kathy Smith, Sully District (Committee Chair)
Linda Smyth, Providence District
Dan Storck, Mount Vernon District

The Development Process Committee (Committee) meeting was called to order at 11:00 a.m.

Comprehensive Plan Amendment 2017-CW-5CP Office Building Repurposing, Phase 2:

Meghan Van Dam, Chief, Policy and Plan Development Branch, Department of Planning and Zoning (DPZ), presented a proposed amendment to the comprehensive plan regarding reuse of office buildings that are outside of activity centers. Also present was Fred Selden, Director, DPZ.

Ms. Van Dam described the proposed plan amendment as the second phase, following the Plan Amendment PA 2016-CW-4CP related to conversion of vacant or underutilized office buildings within the activity centers, to extend the guidance to apply to the repurposing of vacant office buildings outside of activity centers. Ms. Van Dam presented examples of the range of sizes and styles of office buildings, and described the extensive outreach that staff has conducted, and summarized the feedback received from community and industry meetings.

Discussion ensued regarding the scope and benefits of amendment, and possible new uses of these spaces, such as residential. The Committee also discussed benefits, challenges and difficulties of converting older office buildings, and the need to be flexible while maintaining a balance of uses in the county, keeping in mind that these conversions will still be subject to a Rezoning process. Following additional input from staff, the consensus of the Committee was to move forward with the plan amendment.

Repurposing for Small Scale Manufacturing and Production:

Barbara Byron, Director, Office of Community Revitalization (OCR), presented a proposal to pursue an initiative related to local, small-scale production (SSP) and manufacturing within

commercial districts and areas around Fairfax County. OCR staff will coordinate with DPZ staff on comprehensive plan policy guidance for the repurposing of vacant retail properties, as well as needed zoning ordinance amendments to accommodate SSPs in commercial areas. The board concurred, and requested that OCR and DPZ staff prepare a timeline for an integrated execution of the pilot initiative, comprehensive plan and zoning ordinance amendments.

The Committee meeting adjourned at 11:51 a.m.

The next scheduled Development Process Committee meeting is March 13, 2018, at 1:30 p.m.